BILL GARRETT, Davidson County
Trans:T20110024338 DEEDWARR
Recvd: 04/26/11 11:01 2 pgs
Fees:13.00 Taxes:119.00
20110426-0031766

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of April, 2011, by and between Waymond Lewis, , party of the first part, and Wanda Mclay, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 152A on the Plan of Zone Lot Division Lots 63-65, 68-69, 1251-126, 128-134, 141, 144-145, 147-152, Revisions to Section Four Chesapeake Homes, of record in Book 6250, Page 933, Register's Office for said County.

Said Lot No. 152A, which is a corner lot, fronts 33.04 feet on the easterly margin of Woodstock Drive and fronts 77.80 feet on the southerly margin of Fawnwood Place, said frontages being joined by a curve having a length of 39.27 feet, and extends back 108.96 feet on the southerly line and 51.92 feet on the easterly line to a point of intersection.

Being all or part of the same property conveyed to Waymond Lewis, by virtue of that certain Quit Claim Deed dated December 10, 2001, at Instrument No. 20020114-0005424 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Waymond Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Waymond Lewis , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of April, 2011.

Notary Public

My Commission Expires: _____

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Property Owner & Address: Wanda Mclay
3221 Woodstock Dr.
Nashville, TN 37207

Tax Parcel No 050100174 00

Property Address: 3221 Woodstock Drive
Nashville, TN 37207

MAIL TAX
BILLS TO: Wanda McLay
3221 Woodstock Dr.
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $32,163.08 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Carole Turner
AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of April, 2011.

Notary Public

My Commission Expires:_____

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011